

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

18 Koroit Street, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,180,000 & \$1,280,000

### Median sale price

Median price \$1,210,000 Property Type House Suburb Nunawading

Period - From 26/04/2023 to 25/04/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	29 Zander Av NUNAWADING 3131	\$1,310,000	28/10/2023
2	18 Morden Ct NUNAWADING 3131	\$1,280,000	10/02/2024
3	176 Junction Rd NUNAWADING 3131	\$1,110,000	28/10/2023

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/04/2024 10:51

Cherie Sun

03 9889 8800

0450 856 663

cheriesun@mcgrath.com.au



4 2 2

**Property Type:** House (Res)

**Land Size:** 656 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,180,000 - \$1,280,000

**Median House Price**

26/04/2023 - 25/04/2024: \$1,210,000

## Comparable Properties



29 Zander Av NUNAWADING 3131 (REI/VG)

Agent Comments

4 1 1

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 603 sqm approx



18 Morden Ct NUNAWADING 3131 (REI)

Agent Comments

3 1 2

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** House (Res)

**Land Size:** 621 sqm approx



176 Junction Rd NUNAWADING 3131 (REI/VG)

Agent Comments

4 2 2

**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 618 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802